

**4/86 Graham Road, Viewbank, Vic 3084**



**Sold Unit**

Thursday, 19 October 2023

4/86 Graham Road, Viewbank, Vic 3084

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 192 m2**

**Type: Unit**



Monica Chen  
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**\$662,000**

With nearby Creekbend Reserve and River Gum Walk creating an idyllic backdrop to daily living, this beautifully updated 2-bedroom villa is the ideal setting for endless relaxation, effortless entertaining and much, much more! Situated in a quiet and neatly maintained group, the villa has fabulous spaces to enjoy both inside and out. A warm & welcoming lounge, separate dining area and smartly appointed gourmet kitchen create an indoor setting that can easily accommodate celebrations big or small, while French doors and a handy kitchen servery window connect the interiors to the fabulous undercover alfresco area for easy outdoor hosting when the weather is fine. Both of the carpeted bedrooms benefit from built-in wardrobes; the master has the luxury of its own sparkling ensuite while a second bathroom services the remainder of the home. With a raft of standout inclusions adding to its enormous appeal, among the highlights are ducted heating, split system heating/cooling, a study nook, glossy hardwood floors, Euro laundry, external blinds and a double garage. In the prized catchment zones for both Viewbank College and Banyule Primary School, this coveted address is close to a wonderful array of amenities including bus stops, shops and cafes.